

025.0

0005

0018.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

1,127,700 / 1,127,700

APPRAISED: 1,127,700 / 1,127,700

USE VALUE: 1,127,700 / 1,127,700

ASSESSED: 1,127,700 / 1,127,700

## PROPERTY LOCATION

| No      | Alt No | Direction/Street/City |
|---------|--------|-----------------------|
| 139-141 |        | MASS AVE, ARLINGTON   |

| OWNERSHIP              | Unit #: |
|------------------------|---------|
| Owner 1: LEADER BANK   |         |
| Owner 2:               |         |
| Owner 3:               |         |
| Street 1: 180 MASS AVE |         |
| Street 2:              |         |
| Twn/City: ARLINGTON    |         |
| St/Prov: MA            | Cntry   |
| Own Occ: N             |         |
| Postal: 02474          | Type:   |

| PREVIOUS OWNER               |
|------------------------------|
| Owner 1: DEGIACOMO JAMES R - |
| Owner 2: -                   |
| Street 1: 112 MASS AVENUE    |
| Twn/City: ARLINGTON          |
| St/Prov: MA                  |
| Cntry:                       |
| Postal: 02474                |

| SALES INFORMATION | TAX DISTRICT | Parcel ID         |
|-------------------|--------------|-------------------|
|                   |              | 025.0-0005-0018.0 |

| PREVIOUS ASSESSMENT |
|---------------------|
| Tax Yr              |
| Use                 |
| Cat                 |
| Bldg Value          |
| Yrd Items           |
| Land Size           |
| Land Value          |
| Total Value         |
| Asses'd Value       |
| Notes               |
| Date                |

|      |     |    |         |   |        |         |           |  |               |            |
|------|-----|----|---------|---|--------|---------|-----------|--|---------------|------------|
| 2022 | 341 | FV | 577,700 | 0 | 2,500. | 550,000 | 1,127,700 |  | Year end      | 12/23/2021 |
| 2021 | 341 | FV | 577,700 | 0 | 2,500. | 540,600 | 1,118,300 |  | Year End Roll | 12/10/2020 |
| 2020 | 341 | FV | 577,700 | 0 | 2,500. | 531,300 | 1,109,000 |  | Year End Roll | 12/18/2019 |
| 2019 | 341 | FV | 543,000 | 0 | 2,500. | 500,000 | 1,043,000 |  | Year End Roll | 1/3/2019   |
| 2018 | 341 | FV | 543,000 | 0 | 2,500. | 437,500 | 980,500   |  | Year End Roll | 12/20/2017 |
| 2017 | 341 | FV | 543,000 | 0 | 2,500. | 343,800 | 886,800   |  | Year End Roll | 1/3/2017   |
| 2016 | 341 | FV | 543,000 | 0 | 2,500. | 343,800 | 886,800   |  | Year End      | 1/4/2016   |
| 2015 | 341 | FV | 525,900 | 0 | 2,500. | 187,500 | 713,400   |  | Year End Roll | 12/11/2014 |

## NARRATIVE DESCRIPTION

This parcel contains .057 Sq. Ft. of land mainly classified as Bank with a Bank Building built about 1927, having primarily Brick Exterior and 4050 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

| PROPERTY FACTORS |
|------------------|
| Item             |
| Code             |
| Description      |
| %                |
| Item             |
| Code             |
| Description      |

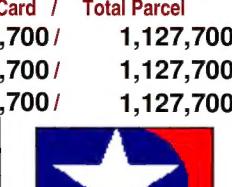
|            |    |           |     |         |  |  |
|------------|----|-----------|-----|---------|--|--|
| Z          | B2 | NEIGH BUS | 100 | water   |  |  |
| o          |    |           |     | Sewer   |  |  |
| n          |    |           |     | Electri |  |  |
| Census:    |    |           |     | Exempt  |  |  |
| Flood Haz: |    |           |     |         |  |  |
| D          |    |           |     | Topo    |  |  |
| s          |    |           |     | Street  |  |  |
| t          |    |           |     | Gas:    |  |  |

## LAND SECTION (First 7 lines only)

| Use | Description | LUC | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|-----|-------------|-----|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 341 | Bank        |     | 2500        |                    | Sq. Ft.   | Site      |           | 0          | 44.        | 5.00 | CG    |             |           |        |   |        |   |        |   | 550,000         |           |   |           |        |      | 550,000   |       |

| BUILDING PERMITS |        |          |         |     |            |          |            |         |           |              |     | ACTIVITY INFORMATION |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--------|----------|---------|-----|------------|----------|------------|---------|-----------|--------------|-----|----------------------|--|--|--|--|--|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date      | Result       | By  | Name                 |  |  |  |  |  |  |  |  |  |  |  |
| 11/9/2017        | 1499   | Re-Roof  | 24,600  | C   |            |          |            |         | 3/22/2021 | I & E Mailed | MM  | Mary M               |  |  |  |  |  |  |  |  |  |  |  |
| 2/16/2005        | 95     | Sign     | 14,000  | C   |            |          |            |         | 2/4/2009  | Meas/Inspect | 197 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
| 9/6/2002         | 777    | Awnings  | 500     | C   |            |          |            |         | 9/26/2005 | Permit Visit | BR  | B Rossignol          |  |  |  |  |  |  |  |  |  |  |  |
| 5/16/2002        | 379    | Sign     | 3,500   | C   |            |          |            |         | 1/24/2000 | Meas/Inspect | 197 | PATRIOT              |  |  |  |  |  |  |  |  |  |  |  |
| 1/25/2002        | 325    | Alterati | 11,000  | C   |            |          |            |         | 2/1/1990  |              | PM  | Peter M              |  |  |  |  |  |  |  |  |  |  |  |
| 11/7/2001        | 925    | Alterati | 130,000 | C   |            |          |            |         |           |              |     |                      |  |  |  |  |  |  |  |  |  |  |  |
| 9/28/1998        | 772    | Sign     | 1,000   | C   |            |          |            |         |           |              |     |                      |  |  |  |  |  |  |  |  |  |  |  |
| 3/23/1994        | 71     | Sign     | 2,500   | C   |            |          |            |         |           |              |     |                      |  |  |  |  |  |  |  |  |  |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /



**Patriot**  
Properties Inc.

| USER DEFINED   |          |
|----------------|----------|
| Prior Id # 1:  | 16878    |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| Prior Id # 1:  |          |
| Prior Id # 2:  |          |
| Prior Id # 3:  |          |
| LAST REV       |          |
| Date           | Time     |
| 12/29/21       | 21:00:18 |
| mmcmakin       |          |
| 2072           |          |
| ASR Map:       |          |
| Fact Dist:     |          |
| Reval Dist:    |          |
| Year:          |          |
| LandReason:    |          |
| BldReason:     |          |
| CivilDistrict: |          |
| Ratio:         |          |

**EXTERIOR INFORMATION**

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 45 - Bank        |          |
| Sty Ht:       | 1 - 1 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 3 - BrickorStone |          |
| Frame:        | 2 - Steel        |          |
| Prime Wall:   | 7 - Brick        |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 4 - Flat         |          |
| Roof Cover:   | 4 - Tar & Gravel |          |
| Color:        | BRICK            |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |         |              |
|------------|---------|--------------|
| Full Bath: | Rating: |              |
| A Bath:    | Rating: |              |
| 3/4 Bath:  | Rating: |              |
| A 3QBth:   | Rating: |              |
| 1/2 Bath:  | 2       | Rating: Good |
| A HBth:    | Rating: |              |
| OthrFix:   | Rating: |              |

**RESIDENTIAL GRID**

| 1st Res Grid |    | Desc: |    | Line 1 |   | # Units |       |
|--------------|----|-------|----|--------|---|---------|-------|
| Level        | FY | LR    | DR | D      | K | FR      | RR    |
| Other        |    |       |    |        |   |         |       |
| Upper        |    |       |    |        |   |         |       |
| Lvl 2        |    |       |    |        |   |         |       |
| Lvl 1        |    |       |    |        |   |         |       |
| Lower        |    |       |    |        |   |         |       |
| Totals       |    | RMS:  | 0  | BRs:   | 0 | Baths:  | HB: 2 |

**OTHER FEATURES**

|         |         |  |
|---------|---------|--|
| Kits:   | Rating: |  |
| A Kits: | Rating: |  |
| Frl:    | Rating: |  |
| WSFlue: | Rating: |  |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |

**GENERAL INFORMATION**

|               |                  |             |
|---------------|------------------|-------------|
| Grade:        | C+ - Average (+) |             |
| Year Blt:     | 1927             | Eff Yr Blt: |
| Alt LUC:      |                  | Alt %:      |
| Jurisdct:     | G4               | Fact: .     |
| Const Mod:    |                  |             |
| Lump Sum Adj: |                  |             |

**INTERIOR INFORMATION**

|               |                  |                 |
|---------------|------------------|-----------------|
| Avg Ht/FL:    | 12               |                 |
| Prim Int Wal  | 1 - Drywall      |                 |
| Sec Int Wall: |                  | %               |
| Partition:    | T - Typical      |                 |
| Prim Floors:  | 4 - Carpet       |                 |
| Sec Floors:   |                  | %               |
| Bsmnt Flr:    | 4 - Carpet       |                 |
| Subfloor:     |                  |                 |
| Bsmnt Gar:    |                  |                 |
| Electric:     | 3 - Typical      |                 |
| Insulation:   | 2 - Typical      |                 |
| Int vs Ext:   | S                |                 |
| Heat Fuel:    | 1 - Oil          |                 |
| Heat Type:    | 1 - Forced H/Air |                 |
| # Heat Sys:   | 2                |                 |
| % Heated:     | 100              | % AC: 100       |
| Solar HW:     | NO               | Central Vac: NO |
| % Com Wal     |                  | % Sprinkled 0   |

**MOBILE HOME**

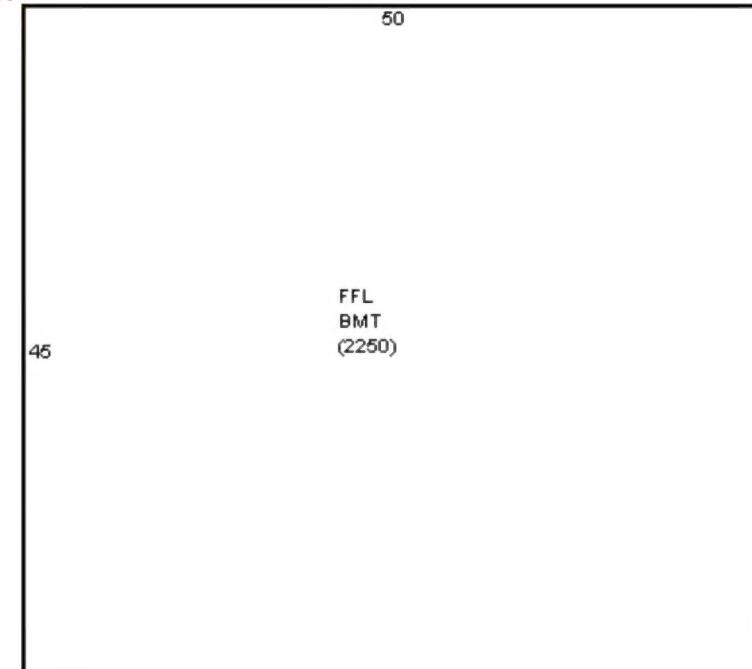
|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 60   | A-T-M       | M | S   | 1 1 |          | A    | AV  | 2005 | 35,000.00  | T   | 11.2 | 341 |      |       | 31,100     |      |       | 31,100       |

**COMMENTS**

BK; 16738 PG; 228 1927/ LENDER BANK.

**SKETCH****SUB AREA**

| Code   | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|--|-------------|-----------|-----------|--------------|----------|--------|---------|--------|----------|
| BMT  | Basement    | 2,250     | 105.800   | 238,045      | BMT      | 100    | AFB     | 80     |          |
| FFL  | First Floor | 2,250     | 195.920   | 440,824      |          |        |         |        |          |
| <b>Net Sketched Area:</b> 4,500 <b>Total:</b> 678,869          |             |           |           |              |          |        |         |        |          |
| <b>Size Ad</b> 2250 <b>Gross Area</b> 4500 <b>FinArea</b> 4050 |             |           |           |              |          |        |         |        |          |

**IMAGE**

**AssessPro Patriot Properties, Inc**